

Board of County Commissioners

Division of Planning & Development

Development Review

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February 10, 2003 DRC Meeting

Meeting convened at 2:05 PM.

Present: Robbie Rogers-Director and Chairperson, Richard Helms- Development Coordinator, Tom Mountain-Coastal Engineering, Keith Hunter-Environmental Health, Skip Lukert-Building Official, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the DRC minutes of February 3, 2003. Mrs. Keenum seconded the motion and the motion carried.

Old Business-

None

New Business-

VOS: Belvedere Neighborhood Recreation Facility

Major Development

Preliminary and Engineering Plan Review

Ed Abshier, Grant and Dzuro, was present and requesting approval to construct a 10,779 square foot building with 8868 square feet of pool and deck area. Staff had minor comments, which have been addressed. There were no comments from the County Engineer, and recommended approval of the request. Two copies of the final engineering plans need to be submitted to the engineer.

Mr. Helms moved to approve the request for preliminary and engineering plan review, subject to two copies of the final engineering plans being submitted to the County Engineer. Mr. Hunter seconded the motion and the motion carried.

VOS: Bonnybrook Village Recreation Center

Major Development

Preliminary and Engineering Plan Review

Ed Abshier, Grant and Dzuro, was present and requesting approval to construct a 1598 square foot building with 6800 square feet of pool and deck area. Staff had minor comments, which have been addressed. A revised site plan was submitted for preliminary review only. The County Engineer had no comments and recommended approval of the request, subject to receiving two copies of the final engineering plans.

Mr. Helms moved to approve the request for preliminary and engineering plan review, subject to the submittal of two copies of the final engineering plans to the County Engineer. Mrs. Keenum seconded the motion and the motion carried.

***VOS: Sumter Landing Town Center
Memorandum of Agreement***

Ron Grant, Grant and Dzuro, and Steve Roy, legal representative, were present and requesting approval of the proposed Memorandum of Agreement for the Sumter Landing Downtown area. The Committee discussed the section regarding alcohol separation requirements that had been deleted from the requests. The proposed area of development is considered to be small in size, which was included in the consideration of the deletion of the alcohol separation requirement section. The submitted parking space requirements and the different types of proposed uses for the project were discussed. Mrs. Rogers calculated the submitted parking space requests and came to the conclusion the figures were similar to the current code requirements. The actual proposed uses of the project are unknown at this time, but may include professional offices, restaurants and churches. These uses will have different peak times of parking. The proposed project will be similar to the existing downtown area. The Committee discussed the definitions of habitable building area vs. gross leaseable area and the occupancy capacity in habitable structures. The submitted request for space requirements regarding parallel parking was discussed. It was determined the Memorandum of Agreement would need to be recorded, in which acknowledgements will be added and notarized. Handicapped parking spaces will be added throughout the project. Section D regarding permitting currently reads: All structures and site improvements must be permitted by the County pursuant to site plans submitted and the owners shall install and complete all required site improvements with documentation including record drawings prior to the County issuing a Certificate of Occupancy for any permitted structure. This statement will be changed to read: All structures and site improvements must be permitted by the County pursuant to site plans submitted ***and approved*** and the owners shall install and complete all required site improvements with documentation including record drawings prior to the County issuing a Certificate of Occupancy for any permitted structure.

Mr. Helms moved to approve the proposed requests in the Memorandum of Agreement, subject to all comments being addressed in a revised document. Mr. Lukert seconded the motion and the motion carried.

(Two revised and notarized copies of the memorandum are needed for the BOCC meeting)

***VOS: Belvedere 18-Hole Executive Golf Course
Medium Development
Conceptual Review***

Bob Farner and Bob Palmer, Farner Barley and Associates, Inc., were present and requesting approval to develop an 18-hole golf course. A revised plan is needed to show the actual golf course. The County Engineer had 4 comments to be addressed at the engineering stage.

Mr. Helms moved to approve the request for conceptual plan review, subject to the engineer's comments being addressed on the engineering plans. Mrs. Keenum seconded the motion and the motion carried.

***LPI: Lenard Powell, Inc.
Major Development
Preliminary Review***

Ed Abshier, project agent, and Lenard Powell, property owner, were present and requesting approval to construct various buildings. The BOCC had previously requested the applicant reconfigure the site plan to show no access from CR 114, which has been done. A description is needed for the proposed buildings shown on the rear of the site plan. Drainage is on-site. The definition of an overflow weir was discussed. Due to the property being zoned ID and the city sewer lines being within ¼ of a mile from the site, according to FS 381.065, the applicant will need to connect to the city sewer system. The applicant stated he had spoken to the City of Wildwood and they had informed him a septic system would be sufficient. Surrounding locations connected to city sewer were discussed. The applicant will address the septic issue on the engineering plans. The County Engineer recommended approval, subject to 8 comments being addressed.

Mr. Helms moved to approve the request for preliminary plan review, subject to the engineer's comments being addressed. Mr. Mountain seconded the motion and the motion carried.

Public Forum-

None

The next meeting is scheduled for February 17, 2003.

Mrs. Keenum moved to adjourn. Mrs. Howard seconded the motion and the motion carried.

The meeting adjourned at 2:40 PM.